

# **EXHIBIT 6**



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On: 11/15/2024

PROPERTY INFORMATION	
<b>Folio</b>	06-2228-012-0520
<b>Property Address</b>	12911 OLEANDER RD NORTH MIAMI, FL 33181-2316
<b>Owner</b>	CARLOS ACOSTA , LISSY MORALES ESPINO
<b>Mailing Address</b>	12911 OLEANDER RD NORTH MIAMI, FL 33181
<b>Primary Zone</b>	0900 SGL FAMILY - 1901-2100 SQ
<b>Primary Land Use</b>	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
<b>Beds / Baths /Half</b>	4 / 3 / 0
<b>Floors</b>	1
<b>Living Units</b>	1
<b>Actual Area</b>	3,126 Sq.Ft
<b>Living Area</b>	2,050 Sq.Ft
<b>Adjusted Area</b>	2,660 Sq.Ft
<b>Lot Size</b>	8,550 Sq.Ft
<b>Year Built</b>	2023

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
<b>Land Value</b>	\$1,410,419	\$1,303,601	\$769,511	
<b>Building Value</b>	\$904,400	\$0	\$138,860	
<b>Extra Feature Value</b>	\$42,500	\$29,115	\$34,253	
<b>Market Value</b>	\$2,357,319	\$1,332,716	\$942,624	
<b>Assessed Value</b>	\$1,678,883	\$738,683	\$717,168	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
<b>Save Our Homes Cap</b>	Assessment Reduction	\$678,436	\$594,033	\$225,456
<b>Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000
<b>Second Homestead</b>	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
<b>COUNTY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$1,628,883	\$688,683	\$667,168
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$25,000	\$25,000	\$25,000
<b>Taxable Value</b>	\$1,653,883	\$713,683	\$692,168
<b>CITY</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$1,628,883	\$688,683	\$667,168
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$50,000	\$50,000	\$50,000
<b>Taxable Value</b>	\$1,628,883	\$688,683	\$667,168

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## Property Information

Folio: 06-2228-012-0520

Property Address: 12911 OLEANDER RD

## Roll Year **2024** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-1	0900	Front Ft.	75.00	\$1,410,419	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2023	3,126	2,050	2,660	\$904,400
EXTRA FEATURES						
Description				Year Built	Units	Calc Value
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf				1981	1	\$19,200
Patio - Brick, Tile, Flagstone				2023	1,240	\$13,640
Dock - Wood on Light Posts				2013	420	\$9,660

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## Property Information

Folio: 06-2228-012-0520

Property Address: 12911 OLEANDER RD

## Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-1	0900	Front Ft.	75.00	\$1,303,601	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	9999	2,970	2,050	2,582	\$0
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf			1981	1	\$19,350	
Dock - Wood on Light Posts			2013	420	\$9,765	

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## Property Information

Folio: 06-2228-012-0520

Property Address: 12911 OLEANDER RD

## Roll Year 2022 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	R-1	0900	Front Ft.	75.00	\$769,511	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1955	1,897	1,897	1,897	\$138,860
EXTRA FEATURES						
Description	Year Built		Units		Calc Value	
Wood Fence	1981		83		\$827	
Pool 6' res BETTER 3-8' dpth, tile 250-649 sf	1981		1		\$19,500	
Patio - Terrazzo, Pebble	1981		960		\$4,056	
Dock - Wood on Light Posts	2013		420		\$9,870	

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## Property Information

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Property Address: 12911 OLEANDER RD

### FULL LEGAL DESCRIPTION

28 52 42 PB 53-91  
VENETIAN SECTION KEYSTONE POINT  
LOT 7 RIP RTS BLK 18  
LOT SIZE 75.000 X 114  
OR 19195-2812 07 2000 1  
COC 22198-4612 04 2004 1

### SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
11/02/2021	\$100	32842-4664	Corrective, tax or QCD; min consideration
09/04/2020	\$100	32103-3881	Corrective, tax or QCD; min consideration
03/15/2019	\$869,000	31474-2316	Qual by exam of deed
04/13/2012	\$492,000	28080-3648	Qual by exam of deed
12/20/2011	\$366,729	27965-0073	Financial inst or "In Lieu of Foreclosure" stated
07/22/2011	\$244,900	27788-1624	Financial inst or "In Lieu of Foreclosure" stated
04/01/2004	\$575,000	22198-4612	Sales which are qualified
07/01/2000	\$335,000	19195-2812	Sales which are qualified
07/01/1985	\$155,000	12579-1028	Sales which are qualified
12/01/1970	\$32,000	0000-0000	Sales which are qualified

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